044.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	947,500 / 947,500
					USE VALUE:	947,500 / 947,500
					ASSESSED:	947,500 / 947,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		HAMLET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REUSS R. ERIC
Owner 2:	CROSS ANNE
Owner 3:	
Street 1:	40 HAMLET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY PATRICIA -
Owner 2:	-
Street 1:	40 HAMLET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Brick Veneer Exterior and 2393 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4909.000	490,000	3,700	453,800	947,500
Total Card	0.113	490,000	3,700	453,800	947,500
Total Parcel	0.113	490,000	3,700	453,800	947,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.03 /Parcel: 396.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31272

GIS Ref

GIS Ref

Insp Date 12/01/18

!3763!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	490,000	3700	4,909.	453,800	947,500		Year end	12/23/2021
2021	101	FV	462,200	3700	4,909.	453,800	919,700		Year End Roll	12/10/2020
2020	101	FV	418,600	3700	4,909.	453,800	876,100	876,100	Year End Roll	12/18/2019
2019	101	FV	344,400	3700	4,909.	482,200	830,300	830,300	Year End Roll	1/3/2019
2018	101	FV	344,400	3700	4,909.	351,700	699,800	699,800	Year End Roll	12/20/2017
2017	101	FV	344,400	3700	4,909.	306,300	654,400	654,400	Year End Roll	1/3/2017
2016	101	FV	344,400	3700	4,909.	260,900	609,000	609,000	Year End	1/4/2016
2015	101	FV	301,200	3700	4,909.	255,300	560,200	560,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3763

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY PATRICI	55896-216		11/23/2010	Change>Sale	445,000	No	No		
	21194-59		5/1/1991		120,000	No	No		A

PRINT

Date	Time
12/29/21	23:33:41

LAST REV

Date	Time
06/01/20	09:55:56

danam

USER DEFINED

Prior Id # 1:	31272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2019	416	Addition	188,250	C				2 Story addition
2/15/2013	211	Manual	14,990	C				
4/29/2011	359	Redo Kit	139,211					REMOVE HBTH/REROOF
8/14/2008	925	Redo Bat	3,000	C				
7/11/2002	530	Re-Roof	9,213	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	Inspected	PH	Patrick H
11/27/2018	MEAS&NOTICE	CC	Chris C
5/22/2013	Info Fm Prmt	EMK	Ellen K
4/17/2009	Measured	372	PATRIOT
4/25/2000	Inspected	264	PATRIOT
3/3/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4909		Sq. Ft.	Site		0	80.	1.16	1									453,815						453,800	

Total AC/HA:	0.11270	Total SF/SM:	4909	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	453,815	Spl Credit		Total:	453,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.08887148
Const Adj.:	1.01789820
Adj $ / SQ:	149.629
Other Features:	115089
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513592
Depreciation:	23625
Depreciated Total:	489967

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

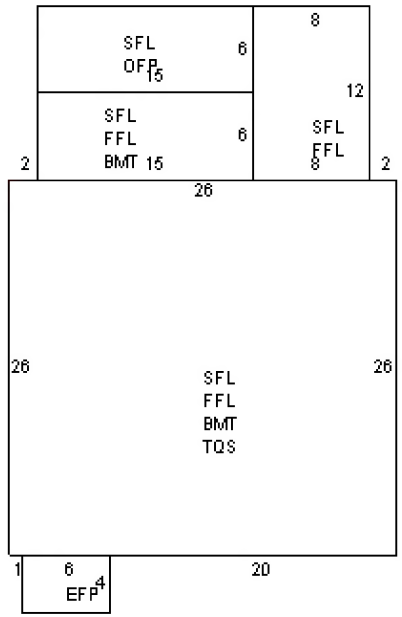
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.63
Special Features:	0	Val/Su Net:	148.53
Final Total:	490000	Val/Su SzAd	204.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	978	149.630	146,337
FFL	First Floor	888	149.630	132,870
BMT	Basement	792	44.890	35,552
TQS	3/4 Story	527	149.630	78,779
OFP	Open Porch	90	35.460	3,191
EFP	Enclos Porch	24	73.900	1,774

Net Sketched Area:	3,299	Total:	398,503
Size Ad	2392.5	Gross Area	3474	FinArea	2393
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700			3,700
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

PARCEL ID

044.0-0004-0002.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700